

DATE SUBMITTED: 8-29-91

PERMIT NO. 39612

FEE \$ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2438 Mesa

SQ. FT. OF BLDG: 24x24

SUBDIVISION: Regent Subd.

SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. 2 LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-124-07-025

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Alfonso Cardona Jr.

USE OF EXISTING BUILDINGS: SINGLE FAMILY

ADDRESS: 2438 Mesa

DESCRIPTION OF WORK AND INTENDED USE: Build GARAGE - detached

TELEPHONE: 243-0220

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES ___ NO ___

MISSOURI
SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 3' REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

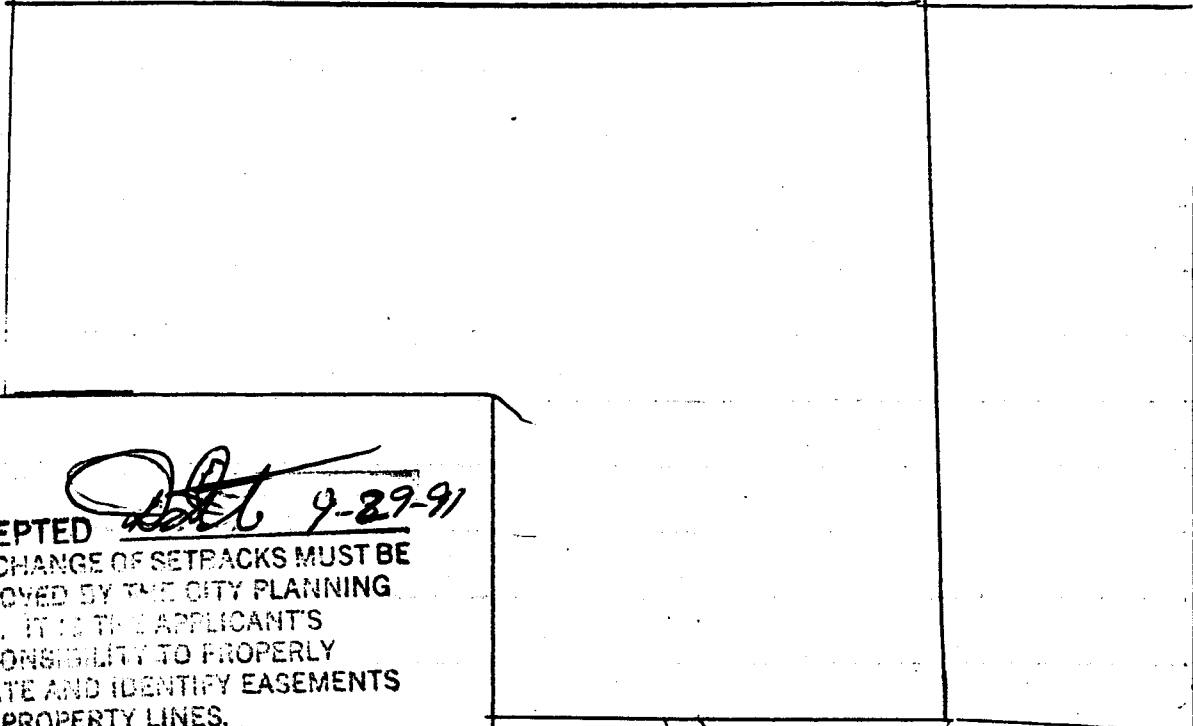
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
8-29-91
Date Approved

[Signature]
Applicant Signature
8-29-91
Date

Mesa Ave



ACCEPTED *[Signature]* 9-29-91
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

47"

98 1/2"

24'

Gate 65"

24'

4-3' 11" →

Alley

